

MINUTES
YORK COUNTY PLANNING COMMISSION

Work Session
York Hall East Room
May 2, 2001
7:00 PM

MEMBERS

Spencer W. Semmes, Chair
Andrew A. Simasek, Vice Chair
Robert E. Beil, Jr.
Robert D. Heavner
Michael H. Hendricks
Thomas G. Shepperd
Ann F. White

CALL TO ORDER

Chair Spencer Semmes called the work session to order at 7:00 p.m. All members were present except Messrs. Hendricks and Simasek. Staff members present were James E. Barnett, Jr. and J. Mark Carter.

INTRODUCTION

Mr. Carter noted the memorandum and proposed resolution previously distributed to the Commission, dated April 25, 2001, recommending many of the same provisions that were in the original drafts but permitting restaurants by special use permit, as had been requested by the Commission.

Mr. Barnett clarified that, while the language suggested by the Board proposes that restaurants in the WC/I district are only accessory to marinas, flexibility is vested in the Commission to recommend whatever it considers appropriate.

Discussion and review of PC Alternate Proposal dated 4/25/01

- How to ensure that an accessory restaurant is used only or primarily by marina patrons.
- How to determine allowable size of a restaurant.
- How to determine number of additional parking spaces required, if any, and how to deal with additional parking without adding more impervious surface.
- Desire to place restaurant so it does not face adjacent residential properties.
- How to reduce possible noise impacts and employee and patron parking impacts on neighbors.

Recommended revisions to the PC Alternate Proposal

The Commission's discussion resulted in the following directions to staff for changes in the draft.

- *Definition and elsewhere:* Eliminate "incidental and subordinate" since, by definition, an accessory use is something that is "incidental and subordinate."
- *Throughout:* Eliminate all references to "snack bar."

- (3) Remove "residentially zoned " in the introductory sentences in item 3.
- (3)(d) Change *or* to "*and* are appropriately shielded..."
- (10) Change to: "No outdoor speaker system shall be permitted in conjunction with the accessory restaurant."
- (12) Further discussion: Whether "...parking intended to accommodate restaurant patrons shall be prohibited in order to minimize..." The question to be discussed is whether additional parking should be allowed/required for the restaurant.
- (13) Further discussion: Whether, and if so how much, to separately account for/analyze the traffic impact that would be associated with the restaurant. The 25% figure in the draft is for discussion purposes only.

Mr. Shepperd cautioned that the recommendations made by the Commission could strangle use of the land for business purposes but should please adjacent homeowners. He believed they lean very heavily toward limiting business operations and questioned if that would result in the best use of the land.

Mrs. White felt the proposal would allow the Board of Supervisors to evaluate each application on a site-specific basis. She was opposed to a "one size fits all" solution.

Mr. Heavner agreed, because he believed in allowing the Commission and Board to address each application individually within certain guidelines.

Mr. Semmes announced he would meet with the citizens' committee and report to the Commission with the results of that discussion and perhaps a revised draft. He said that, since it appears to be the desire of both the Commission and the Board for a restaurant to be allowed only in conjunction with a marina, as Chair of the citizens' committee he would encourage appropriate compromise between business interests and homeowners to draft an ordinance to accomplish that.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

SUBMITTED: _____/s/_____
Phyllis P. Liscum, Secretary

APPROVED: _____/s/_____
Spencer W. Semmes, Chair

DATE: June 13, 2001